

Development Control Committee

Report Title:	SCC\026\16 Variation of condition no. 1 of planning permission ref: W/14/3879 (Retention of the site offices) Viridor Waste Management, Wangford Landfill Site, Hill Road, Wangford, NR34 8AR
Meeting Date:	2 March 2017
Lead Councillor(s):	Councillor Peter Beer
Local Councillor(s):	Councillor Tony Goldson
Director:	Geoff Dobson, Director of Resource Management
Assistant Director or Head of Service:	John Pitchford, Head of Planning
Author:	Anita Seymour, Development Manager, Tel: 01473 264747

Brief summary of report

1. This application seeks to clarify the wording of condition 1 of planning permission W/14/3879 to allow for the retention of the existing site office and ancillary infrastructure to the west of the existing landfill site until 2021.
2. Wangford Parish Council object to the extension in time. They feel that these offices should be removed and placed where work is still being carried out on the other side of the road.

Action recommended

3. That planning permission be granted subject to the following conditions:
 - 1) The use of the land shall cease by 31 December 2021, or within six months of the completion of Wangford Landfill restoration works, whichever occurs first, by which time:
 - a) all structures, plant, machinery and fencing shall be removed and the land restored in accordance with further points below otherwise approved in writing by the Waste Planning Authority;
 - b) all hard surfaces and access ways shall be broken up and the debris removed from the land;
 - c) the highway verge shall be reinstated and the rest of the site shall have subsoil replaced and the land ripped to a depth of 600m.

Reason: imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

Restriction of Use

- 2) Notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the land shall be used for servicing of the adjacent landfill site and for no other purpose.

Reason: to restrict the use of the land and prevent its change of use to unsatisfactory uses in accordance with Policy WDM2 of the Waste Core Strategy.

Maintenance of planting

- 3) All planting shall be maintained throughout the period of the use of the land as a site office and weighbridge location by:
- a) keeping the new planting free from competing grass and weeds. Where herbicides are used, they must be an appropriate "translocated" type;
 - b) replacing any trees and shrubs on a one to one basis each year which are substantially damaged, seriously diseased or dead, with plants of a similar species and size;
 - c) checking, adjusting and repairing all stakes, ties, shelters or fencing used in the scheme.

Reason: to ensure planting is properly maintained and in accordance with NPPF Section 11, Waveney Development Plan Core Strategy Policy CS02 and Policies WDM2, WDM19 of the Waste Core Strategy March 2011.

- 4) Oil tanks.
- a) Any fixed or free standing oil or fuel tanks shall be surrounded by a fully sealed impermeable enclosure, with a capacity not less than 110% of that of the tanks, so to fully contain their contents in the event of any spillages; and
 - b) All filling points, vents and sight glasses shall be within the sealed impermeable enclosure; and there shall be no drain through the impermeable enclosure.

Reason: to prevent contamination of the soil resource and pollution of the land drainage and groundwater regime. In accordance with Policy WDM2 e) and m) of the Waste Core Strategy Adopted 2011, and the National Planning Policy Framework.

Soil Handling

- 5) No top soil or sub soil shall be removed from site.

Reason: to prevent the loss of soil resource for use in restoration having regard to policy WDM2 of the Waste Core Strategy March 2011.

- 6) Topsoil, subsoil and soil making material shall only be moved or placed when they are in a dry and friable condition, no movement of soils shall occur:
- a) during the period, October to March inclusive; or

- b) when the soil to be handled or trafficked upon has a moisture content which is equal to or greater than that at which the solid becomes plastic in accordance with the "Worm Test" as set out in former BS 1377- 9 1990: - British Standard Methods for test for soils for civil engineering purposes. In-situ tests; and
- c) when there are pools of water on the soil surface.

Reason: to prevent damage of the soil resource by avoiding movement during unsuitable conditions having regard to Policy WDM2 of the Waste Core Strategy Adopted March 2011 and the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

Reinstatement Solis

- 7) No soils shall be replaced on the land until a scheme for their seeding and post treatment has been agreed in writing with the Waste Planning Authority. The scheme shall be implemented as approved by the Waste Planning Authority.

Reason: to ensure a comprehensive scheme of landscaping and to provide for the integration of the site back into the landscape having regard to NPPF Section 11, Waveney Core Strategy Policy CS02 and Minerals Core Strategy 2008 Policy DC2.

Landscape

- 8) The roadside hedgerow shall be planted in accordance with the details submitted and approved under condition 10 of planning permission W/14/3879 on 1 November 2016. Maintenance of the hedgerow shall be for five years after initial planting, including replacing any trees and shrubs on a one for one basis each year, which are substantially damaged, seriously diseased or dead, with plants of a similar species and size.

Reason: to ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11, Development Plan Policy CS02 and Suffolk Minerals Core Strategy 2008 Policy DC2.

Reason for recommendation

- 4. Having regard to the provisions of the Development Plan the proposal does not introduce any significant environmental impacts.

Alternative options

- 5. To refuse consent or grant subject to alternative conditions.

Main body of report

Site

- 6. The office and weighbridge complex is located south of Green Lane, with an established entrance and separate exit directly off Green Lane, a one-way traffic management system operates.

7. The site provides welfare facilities, weighbridge and monitoring equipment for the management of the gas and leachate facilities on the landfill site and car parking. The site is bounded on all sides by a chain-link fence with gates.
8. Wangford Landfill site is located to the north of Green Lane has been in operation for over 30 years. Waste is no longer being imported, the site is currently being restored with an end date of 31 December 2021 (under planning permission SCC\0141\16W).
9. Planning permission for the relocation of the leachate monitoring computer and welfare cabin on part of the restored landfill site was approved under delegated authority on 9 September 2014 (Planning reference W/14/2605). However, to date the relevant consents from the freeholder have not been forthcoming and the equipment has not been installed therefore, the current arrangements continued to be required.
10. The site is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Consultations

11. The application has been advertised on-site and in the press.

Waveney District Council

12. No objections.

Wangford with Henham Parish Council

13. Recommend refusal as they feel that these offices should be removed and placed where the work is still being carried out on the other side of the road.

County Landscape Officer

14. Based on the information provided by the applicant I am satisfied that the proposed modifications to condition 1 in order to facilitate the restoration of the site are acceptable in landscape terms, having due regard for the sensitive location of the site in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

Policy

15. The Development Plans comprise the Suffolk Waste Core Strategy (WCS) Adopted March 2011 and the Waveney Core Strategy "The Approach to Future Development in Waveney to 2021" adopted January 2009 and Development Management Policies, Development Plan Document adopted 2011.

Suffolk Waste Core Strategy

16. WDM2 "General Considerations relevant to all waste management facilities". That general waste management facilities would be acceptable subject to proposals addressing various aspects including traffic movements, and access and visual impact.
17. WDM5 "General Waste Management Facilities". That general waste management facilities are considered, in principle, suitable for location within amongst other areas: land in existing waste management uses.

Waveney Core Strategy

18. Policy CS16 "Natural Environment". Proposals for development are expected to retain and add to local distinctiveness, retain tranquillity, avoid fragmentation of habitats and seek to enhance wildlife corridors and networks

Development Management Policies

19. Policy DM27 "Protection of Landscape Character". Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts.
20. Development affecting the Broads Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and their settings, Rural River Valley and Tributary Valley Farmland areas will not be permitted unless it can be demonstrated there is an overriding national need for development and no alternative site can be found.

Additional Information Provided by Applicant

21. "We have had discussions with the landowner in respect of relocating the offices across the road so that they are on the same side as the closed landfill. However, the discussions have not led to a positive conclusion. Viridor cannot relocate the offices without the landowner's consent. Viridor are obliged under the permit associated with this site to provide for the management of gas and leachate from the landfill and therefore we need to have the offices present. The Offices don't only provide for the personnel, but also house some of the monitoring kit"
22. A contract to import 9000m³ of soils has been 'won' this will allow a contract for placing of soils to be economically viable for this summer. Approximately 50% of the remaining exposed capping membrane would be covered. Further sources of soils to cover the remaining site are being sought.

Comments of Head of Planning

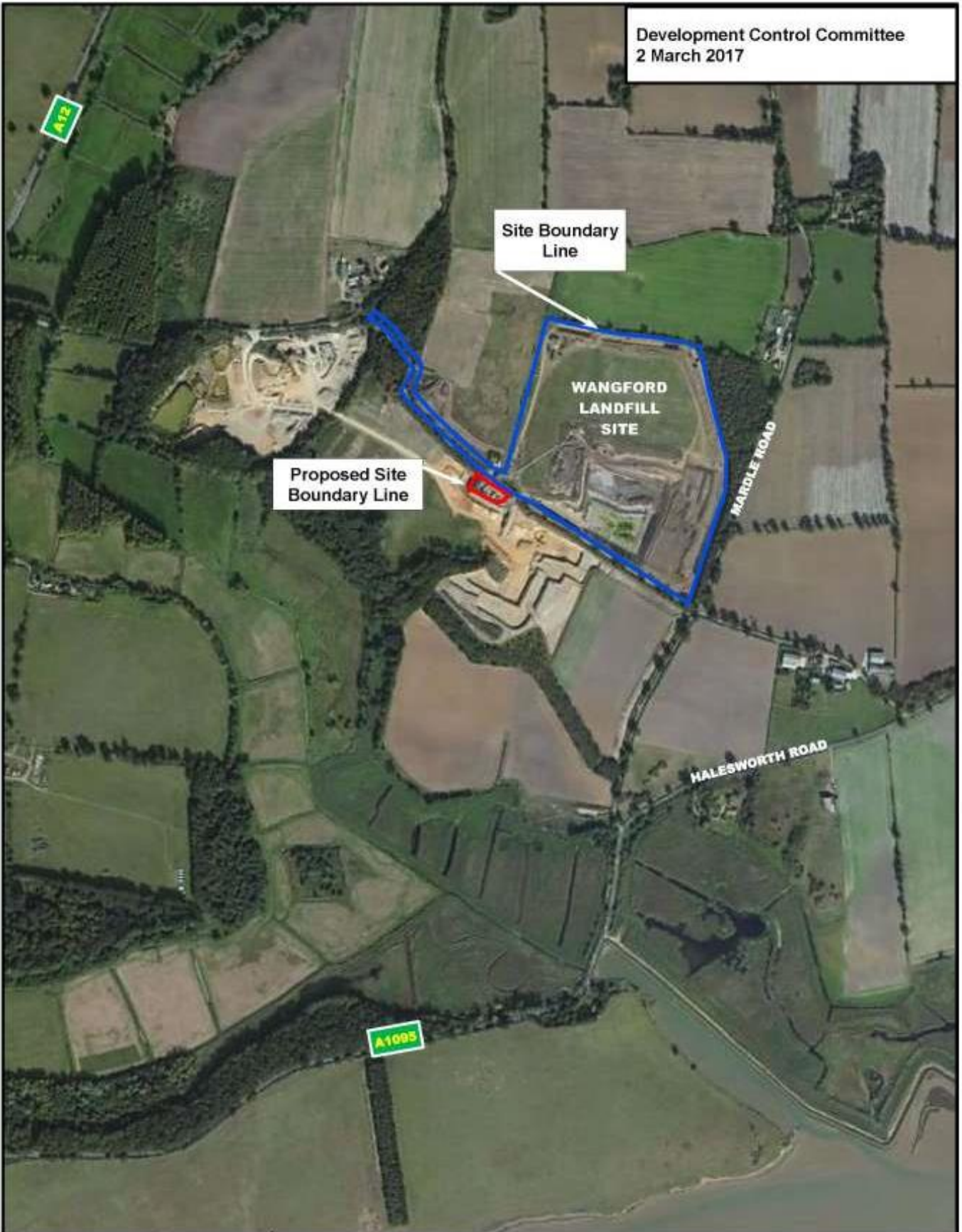
23. The proposal is to extend the time for the retention of the site compound to tie in with the restoration of Wangford Landfill. Landfilling has been completed and the final placement of soils to complete the restoration is underway, the applicant is committed to completing this by 31 December 2021. The applicant has confirmed that 50% of the exposed capping will be covered this year.
24. The applicant has permission to relocate the offices on the restored landfill however; contractual negotiations are ongoing with the landowner. In the meantime, they require the compound for welfare facilities and to comply with their Environmental Permit, and no alternative site is currently available. It is recognised that an end date should be set for its completion. I am satisfied that an end date to match the landfill restoration is justifiable in the circumstances.
25. The site is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and as such due regard should be given to the purposes of the (AONB) designation. The structures are set back in the site and the perimeter is screened by a hedge. The consent is for a limited period of time and is directly linked to the landfill restoration. Controlling conditions are set out in paragraph 3 for the restoration of the site once the use is not required. I therefore consider that it has been demonstrated that the compound site is still required and no long term detrimental impacts on the AONB would occur.

Conclusion

26. The continued operation of the compound area in association with the landfill site is considered acceptable. No additional environmental impacts would occur. Controlling conditions are secured to ensure the site is reinstated following cessation of use.

Sources of further information

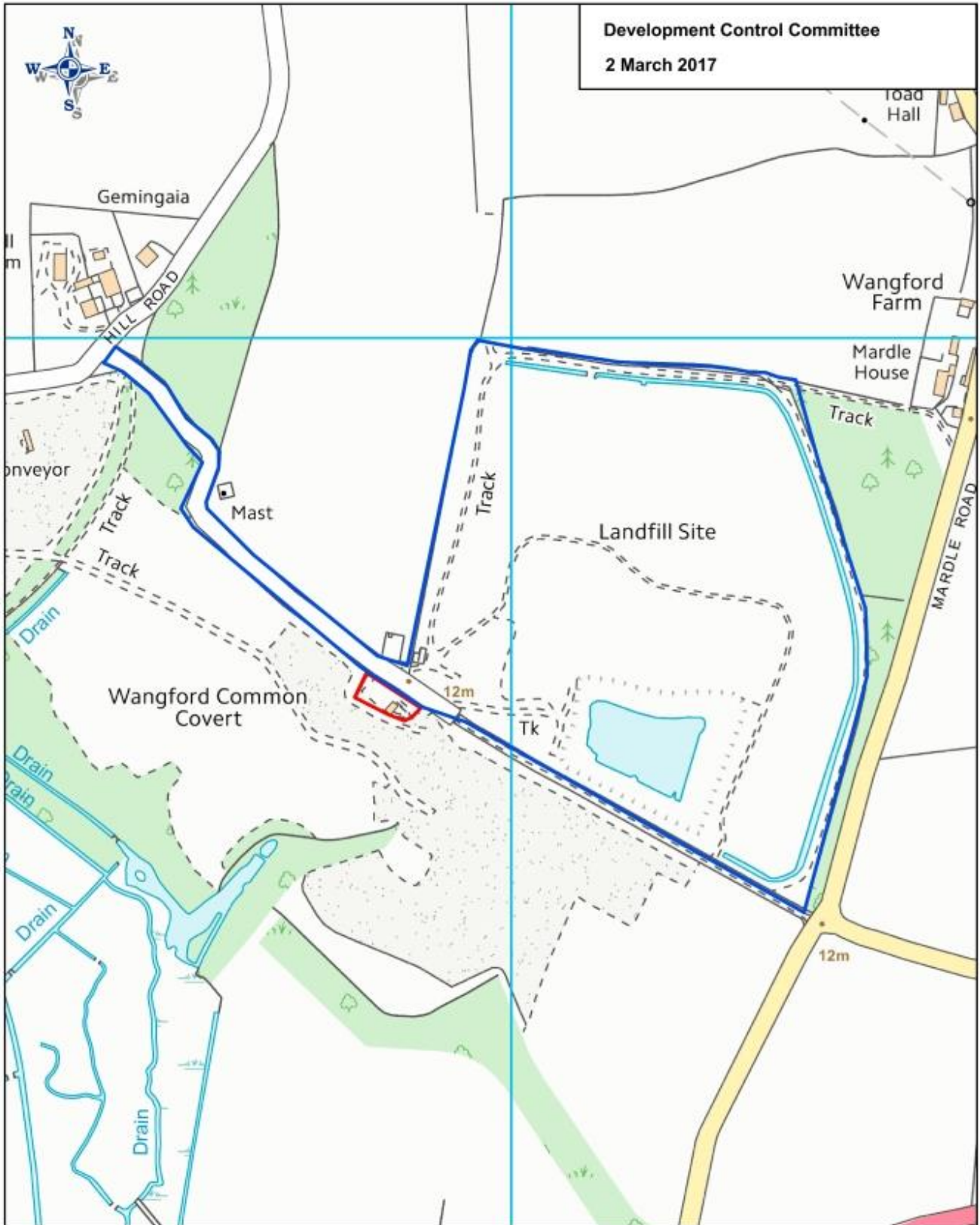
- a) File Reference SCC\0266\16W
- b) The application and consultee responses can be viewed at:
<https://secure.suffolkcc.gov.uk/ePlanning/loadFullDetails.do?apId=2306>
- c) The Planning Officers file is an open file and can be consulted by prior appointment with the case officer Anita Seymour (01473 264747) at the Development Section, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX





Development Control Committee

2 March 2017



SCC\0266\16W
WANGFORD LANDFILL SITE

Variation of condition no. 1 of planning permission ref: W/14/3879 (Retention of the site offices)



Scale 1:5000

Strategic Development
 Resource Management,
 Endeavour House,
 8 Russell Road,
 Ipswich,
 Suffolk,
 IP1 2BX.

Key

- Site Boundary Line
- Proposed Site Boundary Line